

CHAPTER 1

INTRODUCTION

1-1 Purpose This manual provides operational techniques, practices and procedures for preventive maintenance of buildings and structures to assure the following-

- a.* Efficient operation and maximum utilization of available resources and manpower;
- b.* Adequate care to avoid expensive and untimely repair or replacement;
- c.* Elimination of hazards to life and property;
- d.* Development of a system to evaluate the effectiveness of the PM program.

1-2 Scope This manual is a guide for Facilities Engineering and other personnel responsible for the PM of buildings and structures. It outlines basic procedures used to manage, implement, and evaluate systematic PM programs. The guidelines are not intended to cover utility systems and other specialized equipment contained in buildings and structures.

1-3. Explanation of Terms For the purposes of this manual, the following definitions apply—

a. Preventive maintenance. Preventive maintenance (PM) is the systematic and cyclic check, inspection, and correction of minor deficiencies, as well as reporting of deficiencies beyond the scope of preventive maintenances. PM includes the accomplishment of minor maintenance and repair.

b. Buildings. Buildings are defined to include facilities used for training, maintenance, production, research, development, testing, storage, health care, administration, bachelor and family housing, food services, community services, and museums.

c. Structures. Structures are defined to include such facilities as docks, piers, wharves, swimming pools, towers (except communication), hutments, historical monuments, permanent grandstands and bleachers, tanks, and underground storage facilities (igloos).

d. Self-help. Self-help involves military personnel and occupants of family and troop housing in accomplishing minor maintenance and repair. Family housing self-help includes limited types of improvements.

1-4. Objectives of Preventive Maintenance The following objectives are achieved through effective PM:

a. The useable life of buildings and structures are prolonged through cost-effective maintenance and repair.

b. Emphasis is placed on cyclic and seasonal inspection and systematic, minor maintenance and repair rather than replacement.

c. PM is a means for encouraging personnel to be constantly aware of energy conservation measures being implemented.

1-5. Related Publications In addition to the guidelines provided in this technical manual, those responsible for PM should familiarize themselves with related Department of the Army publications included in Appendix A.

1-6. Illustrations Illustrations to be used for local reproduction and/or modification are provided at the end of appropriate chapters.